

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: Kaydot Circle Survey District Inventory Number: PG: 80-29

Address: 7707 Kaydot Road, Fort Washington, Prince George's County, Maryland

Owner: Alberta March, et al., 8527 Oak Chase Circle, Fairfax Station, VA 22039

Tax Parcel Number: 180 Tax Map Number: PG 123 A1

Project MD 210: I-95/495 to MD 228 Agency State Highway Administration (SHA)

Site visit by SHA Staff: no X yes Name: Jill Dowling Date: 06/01/1997

Eligibility recommended Eligibility **not** recommended X

Criteria A B C D Considerations: A B C D E F G X None

Is property located within a historic district? X no yes Name of District:

Is district listed?: X no yes

Documentation on the property/district is presented in: Historic Structures Identification Study for MD 210: I-95/495 to MD 228

Description of Property and Eligibility Determination (*Use continuation sheet if necessary and attach map and photo*)

This 21-acre parcel is owned by a single owner, and County preservation officials believe that all houses constructed on the circle are Sears mail-order homes. Tax records indicate the date of construction for the parcel is 1932, contemporary with the construction of MD 210 and the pre-war era expansion of this part of the county. These facts would render the district potentially eligible under Criteria A and C.

All ten of the structures represented in the district have, however, experienced substantial alterations, suffer from serious and ongoing deterioration, and exist in an area encroached upon by the development of a major commercial area characterized by a shopping center and fast food restaurants. The combination of these factors has so seriously compromised the setting, materials, and association of the district as to render in not eligible for National Register listing. This opinion is generally supported by a study of mail-order housing in Prince George's County, which questions the significance of these houses given their ubiquitousness. Based on his research and consideration, the author suggests that historic designation be reserved for the best and least altered examples, and those that can be

Prepared by: Jill Dowling

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended

Eligibility not recommended X

Criteria: A B C D Consideration A B C D E F G None


Reviewer, Office of Preservation Services


Reviewer, NR Program

4/14/1995
Date

3/23/01
Date gms

directly attributed to a specific mail-order company.

Capsule Summary

Inventory No. PG: 80-29
Property Name: Kaydot Circle Survey District
Address: 7707 Kaydot Road
City: Fort Washington
Date of Construction: 1932

Description (Summary):

The parcel is owned by one owner. All the houses may be Sears mail-order homes. Individual buildings have experienced substantial alterations, serious deterioration, the change of their setting from suburban to a major commercial area.

Significance (Summary):

The buildings were constructed in 1932, contemporary with that of MD 210. The district lacks sufficient integrity (particularly of setting, materials, and association) to meet the criteria for the National Register.

Acreage: 2.1

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. PG. 80-29

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1. Name of Property

=====

historic name _____

common/other name Kaydot Circle Survey District

=====

2. Location

=====

street & number Kaydot Circle not for publication _____

city or town Broad Creek vicinity _____ state MD code _____

county Prince George's code _____ zip code _____

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

=====

5. Classification

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Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>10</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>10</u>	_____	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

Bungalow
Victorian
Other

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt, Asbestos
walls Asphalt, Asbestos, Aluminum
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties

Inventory No. PG:80-29
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Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and
Development

Period of Significance 1932

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Sears Mail Order (?)

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

"Broad Creek Historic District Study," Maryland National Park and Planning Commission, 1983.

MNCPPC, Historic Sites and Districts Plan for Prince George's County, MD. Upper Marlboro: MNCPPC, 1992.

Stevenson, Katherine. Houses by Mail. Washington: The Preservation Press, 1986.

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10. Geographical Data

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Acreage of Property Less than one acre

Verbal Boundary Description (Describe the boundaries of the property.)
21.355 acres as represented on Map 123, A1, parcel 181, 5272

Boundary Justification (Explain why the boundaries were selected.)

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11. Form Prepared By

=====

name/title Jill Dowling
organization SHA date 2/10/98
street & number 707 N. Calvert St telephone 410-545-8559
city or town Baltimore state MD zip code

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12. Property Owner

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name Alberta March et al.
street & number 8527 Oak Chase Circle telephone
city or town Fairfax Station state VA zip code 22039

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG:80-29

Section 7 Page 1

Kaydot Circle Survey District
name of property
Prince George's County, MD
county and state

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Located on a cul-de-sac across from the Livingston Square Shopping Center, Kaydot Circle includes ten modest frame structures situated on the same side of the street, facing a barren, grassy field. Ranging from vernacular Victorian-influenced one and two story structures to one story, plain side gabled cottages, the houses occupy a single 21 acre parcel developed circa 1932 and remain in residential use despite encroaching commercial development. Maryland National Capital Park and Planning Commission's historic preservation division believes that the structures may be Sears mail-order houses.

The southeastern section of Kaydot contains three houses that appear older than the remaining seven. This is due in large part to their more distinctive appearances, and their (relative) display of identifiable architectural details. House A is a broad rectangular mass with a front gabled roof, distinguished by a central entrance with a hipped roof, two over two windows, and decaying asbestos shingle siding. A corbel capped chimney protrudes from the ridgeline. House B is a simple "L" shaped structure consisting of a side gabled central section with a front gabled north end. An enclosed porch addition exists between the two roof sections. Sheathed in faux stone siding and aluminum, this house maintains its two over two windows and a corbel capped chimney similar to its neighbor. House C is a two story version of House B, presently clad in asbestos shingles. An assortment of windows include some two over two double hung sash, and the house is entered through a hip-roofed central porch. Like A and B, C has a corbel capped chimney and rafter ends are visible at the roof eaves.

The southwestern span of the circle contains three simpler houses (D, E, F). All are one and a half story rectangular blocks with side gabled roofs, with doors centered between one single and one double window. Two of the houses have simple shed roofs sheltering the entrance, the third features a full width front galley entered by steps on the side. Sheathed in asbestos siding approximating wood shingles, the gable ends feature vertical siding from the peak of the gable down to the line of the eaves. The houses have horizontally divided two over two windows and no chimneys.

The last stretch of the cul-de-sac contains four more structures. Houses G and H are identical to D, E, and F, with central entrances shaded by shed roof porches. House I appears to be the same form realigned with the gable end facing the street. On the side, an additional window exists in the position of the door. A single story front gabled enclosed entrance protrudes from the front elevation.

House G suggests a typical square bungalow form, with a broader front gable and a second story dormer facing the side. This house also features horizontal two over one windows and a corbel-capped chimney.

All of the houses display varying degrees of deterioration, ranging from deferred maintenance to serious neglect. The modest size of the houses has encouraged additions and alterations. While the original simple designs of the structures are discernible, their condition, replacement of historic materials, and the encroachment of commercial development in the immediate vicinity have compromised the integrity of the district.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG:80-29

Section 8 Page 1

Kaydot Survey District
name of property
Prince George's County, MD
county and state

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Between 1910 and 1930 Prince George's County population doubled to more than 60,000 as suburbanization continued. To accommodate such growth, the Indian Head Highway was constructed to move traffic more efficiently out to the Navy Proving Grounds and throughout the project area. This expansion paralleled the development of house packages sold by mail. The Aladdin Company, Sears and Roebuck, and Montgomery Ward began to feed the national dream of owning a small piece of America by offering modestly priced house packages suitable for construction on small lots.

The housing types sold reflected the range of popular styles during the period. The earliest house packages were available by 1900, and included stylistic holdovers from the 19th century, predominantly vernacular interpretations of Victorian cottages and two story dwellings. Later four-squares, bungalows, Cape Cod, and Colonial forms became popular. Sears, Roebuck and Company began offering houses in their 1908 catalogue. In the back of the catalog, Sears offered a standard grade of lower cost, pre-cut houses, typically a single story and less warm due to cheaper construction. By 1919 the company had its own architectural division, and emphasized the economy, quality of construction materials, and availability of credit to attract new customers. The company began opening showrooms in 1919, and by 1923 opened a Washington D.C. location at 704 10th street NW. According to studies, 243 Sears transactions took place in Prince George's County. Most of the conclusively identified Sears houses have been located in the northwest section of the county. An Americus model has been identified in Fort Washington, at 10706 Livingston Road, which is located just west of the study area.

Sears predominantly offered frame sheathed models with a brick veneer option. Asphalt shingles were also available as "oriental slate surface siding." Based on standard plans, the structures included in the Kaydot Circle could represent mail order houses and may have originated from Sears. According to all research, surviving examples of such houses commonly express individualization wrought by owners seeking more space or modern convenience. Studies have ascribed the significance of the houses to their

- numbers, as witness to the marked growth of the 20th century, especially with respect to suburbanization. The significance of altered dwellings has been questioned, given the large number of examples that survive today. The integrity of the structures included in this survey district compromises their significance substantially.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG:80-29

Kaydot Circle Survey District
name of property
Prince George's County
county and state

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HISTORIC CONTEXT:

Geographic Organization:

Western Shore

Chronological/Development Period (s):

Modern Period

Prehistoric/Historic Period Theme (s):

Architecture, Landscape
Architecture, and Community
Planning

RESOURCE TYPE(S)

Category:

Domestic

Historic Environment:

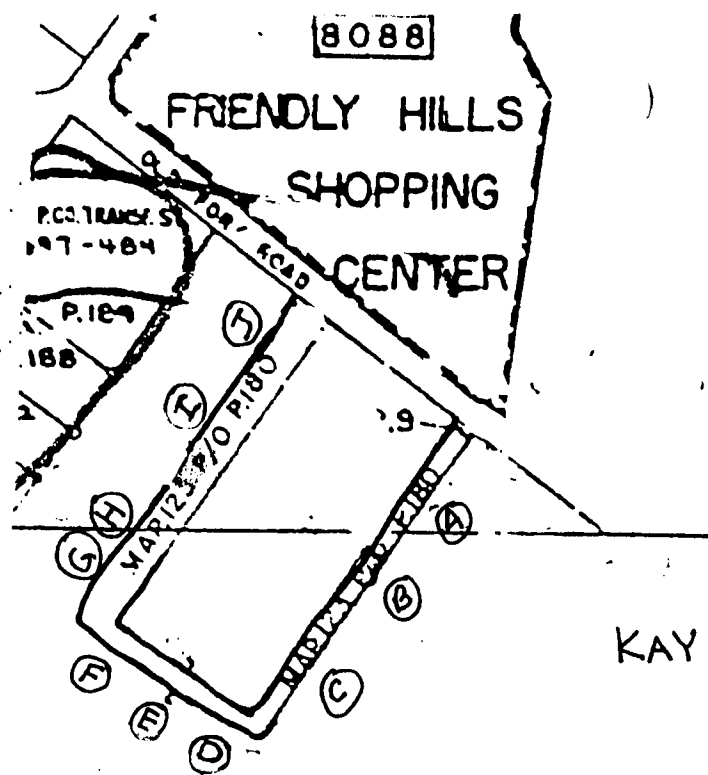
Suburban

Historic Function (s):

Single Dwelling

Known Design Source:

None



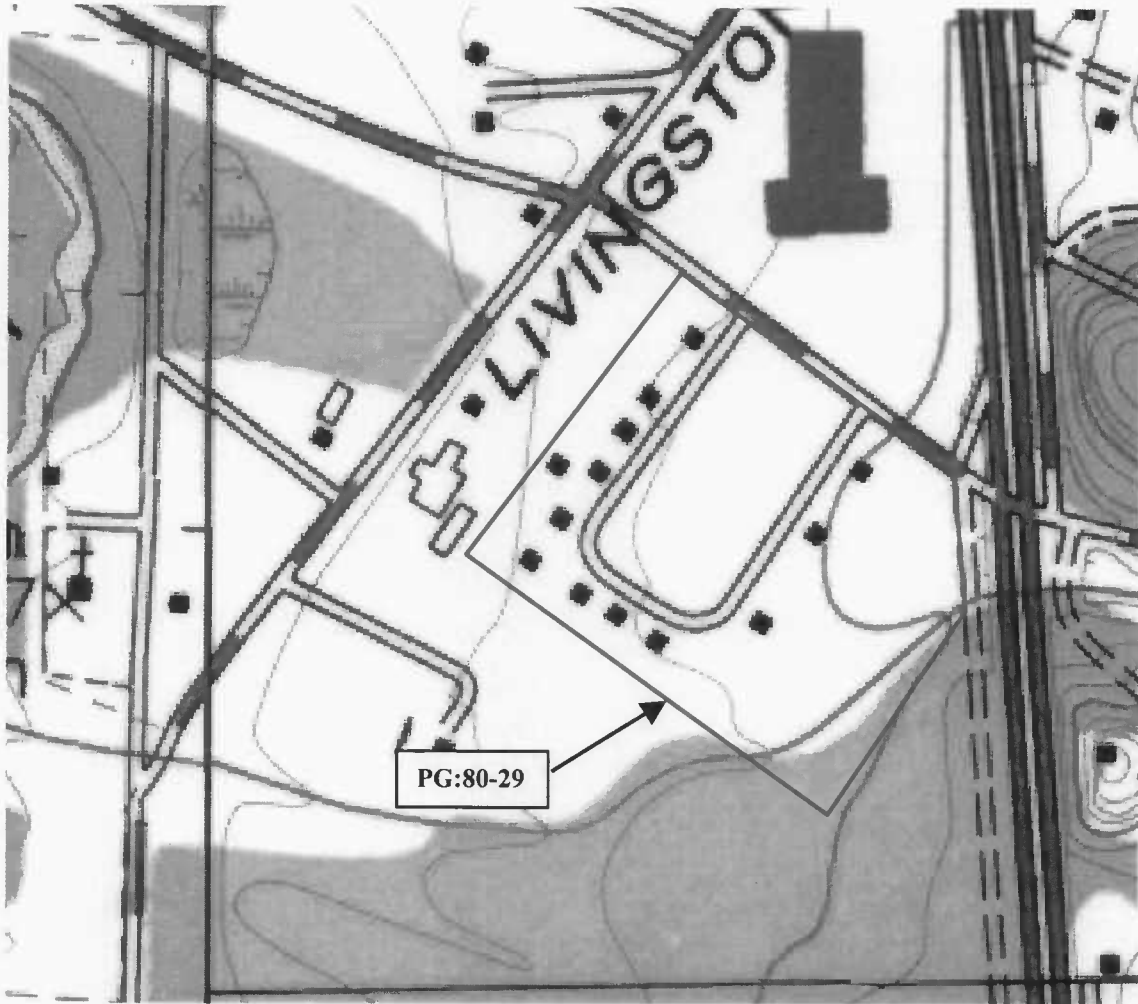
KAYDOT CIRCLE SURVEY DISTRICT
RESOURCE MAP

8



PG. 80-29

PG:80-29
Kaydot Circle Survey District
7707 Kaydot Road, Fort Washington
Anacostia Quadrangle





W-115 PG 80-29



PG 80-29





PG 80-29



PG 80-29



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PG 80-29



PG 80-29



PG 80-29



PG 80-29